

ARTICLE VI ~~RIVER GATEWAY~~ THOMPSONVILLE DISTRICTS

Section 6.0 Purposes

The purpose of the River Gateway Districts is to encourage transit oriented development in proximity to the planned commuter rail station at Main and North River Streets and to leverage and protect the unique historical and natural features of this area.

Section 6.01 ~~River Gateway 1~~ Thompsonville District 1 (TD-1)

The purpose of River Gateway 1 is to provide walkable residential neighborhoods consistent with historic patterns of development and encourage the development of public amenities along the Connecticut River Waterfront.

Section 6.02 ~~River Gateway 2~~ Thompsonville District 2 (TD-2)

The purpose of River Gateway 2 is to provide a walkable residential neighborhood with a diversity of housing choice. Development within this zone will be consistent with historic patterns of development.

Section 6.03 ~~River Gateway 3~~ Thompsonville District 3 (TD-3)

The purpose of River Gateway 3 is to provide a walkable residential neighborhood with a diversity of housing choices and opportunities for the development of higher density housing.

Section 6.04 ~~River Gateway 4~~ Thompsonville District 4 (TD-4)

The purpose of River Gateway 4 is to allow housing, food services, lodging, minor retail, and marine/waterfront activities in direct proximity to the planned rail station adjacent to the Connecticut River and Freshwater Brook.

Section 6.05 ~~River Gateway 5~~ Thompsonville District 5 (TD-5)

The purpose of River Gateway 5 is to preserve and provide walkable neighborhood commercial districts that build upon the historic function of Thompsonville's retail areas. Development in this zone will include a mixture of retail, restaurant, services, office space, and residences that will serve local residents and future rail commuters.

Section 6.1 Area and Bulk Requirements

Table 6.1 establishes the lot, yard and bulk requirements for the River Gateway Districts. Except as herein otherwise provided, no lot shall have an area or width less than indicated in Table 6.1.

In addition, no building or buildings (including accessory buildings), as well as any loading docks, decks, porches, or steps attached to or otherwise associated with such building or buildings, shall encroach upon the minimum front, side and rear yards indicated below, nor shall they cover a greater area or exceed in height the amount set forth in the following table.

Table 6.1 Lot and Bulk Requirements

District	Minimum Lot and Area Requirements					Maximum Requirements			
	Lot Area (sf)	Frontage (ft)	Front Yard (ft) 4	Side Yard (ft)	Rear Yard (ft)	Dwelling Unit Floor Area (sf)	Coverage (building and/or structures)	Impervious Coverage	Height (ft)
RG-1	4,000	50	20	10	20	800	40%	60%	35 ⁹
RG-2	4,000	50	20 ³	10	20	800 ⁸	50%	70%	35 ⁹
RG-3	4,000	50	20 ^{3,5}	10	20	600 ⁸	60%	80%	55 ¹⁰
RG-4	4,000	50	20 ^{3,5}	10	20 ⁶	600	60% ⁹	80%	35/45 ^{7,9}
RG-5	4,000	50	10 ¹	5 ⁵	10/20 ²	600	80%	90%	55 ⁹

- **4,000 lots (RG-1 & RG-4) make existing lots conforming**
- **Limits the ability to subdivide**
- **RG-4 45-foot height was for the walkway easement incentive-incentive has been removed**

Section 6.1.1 Notes to Table 6.1

1. Commission may approve smaller front yard to achieve compatibility with adjacent structures.
2. Rear yard shall be a minimum of 20 feet in depth if adjoining a building containing exclusively residential use or greater than 50% residential uses. Properties containing exclusively commercial uses or greater than 50% commercial uses may have a 10-foot rear yard setback.
3. Unenclosed front porches may project up to ten (10) feet into the required front yard setback, or beyond the front building line of a pre-existing non-conforming principal structure, subject to the following:
 - i) An unenclosed front porch or an unenclosed front balcony is a roofed structure attached to the front of a unit that is not enclosed in any way by glass, screens, solid panels or any other material, with the exception of a balustrade or railing not to exceed four (4) feet in height above the floor of such front porch or balcony.
 - ii) Non-enclosed front porch steps may project an additional five feet provided that neither the steps nor the porch may be closer than 5 feet to a front property line.
4. Freestanding canopies attached to a building may be erected forward of the front building line, but in no case shall freestanding canopies be erected closer than ten (10) feet to the front property line. Freestanding canopies shall not be enclosed or have any completely enclosed buildings beneath them forward of the front building line. The ground projection of any canopy shall be computed as building ground coverage.

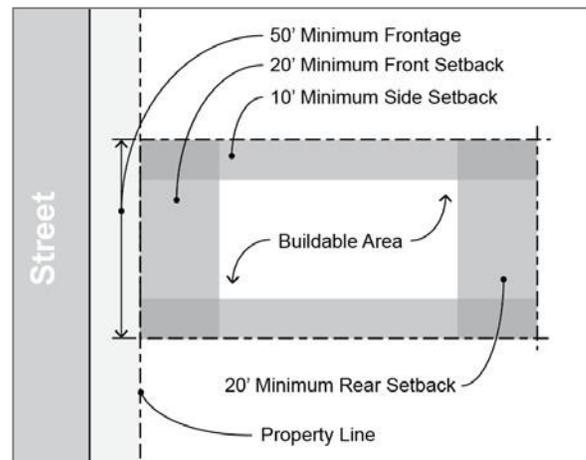


Figure 6.1: Typical Lot Requirements

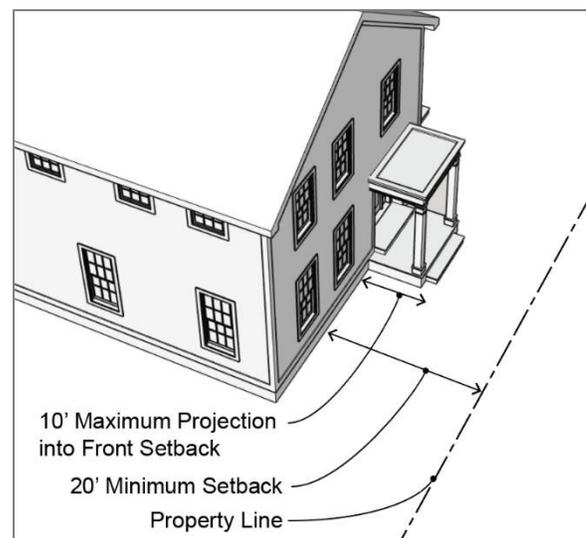


Figure 6.2: Typical Front Yard Setback

5. Buildings may be built to the common lot line provided the party or other walls separating them are of masonry construction and without openings.
6. Where property boundaries extend into a watercourse, the rear yard setback within the RG-4 District shall be the minimum setback from the mean high-water mark of the Connecticut River or Freshwater Brook, as applicable.
- ~~7. Maximum building height within the RG-4 District shall be 35 feet.~~
8. Minimum dwelling unit size of Assisted Living Facilities and Housing for the Elderly as per Section 4.40.
9. Height exceptions are allowed as per Section 3.30.

10. Discussion-Rear Lots

- **Permitted? Omitted?**
- **Difficult at best to implement**
- **Staff proposes to have rear lots excluded from all zones in River Gateway**

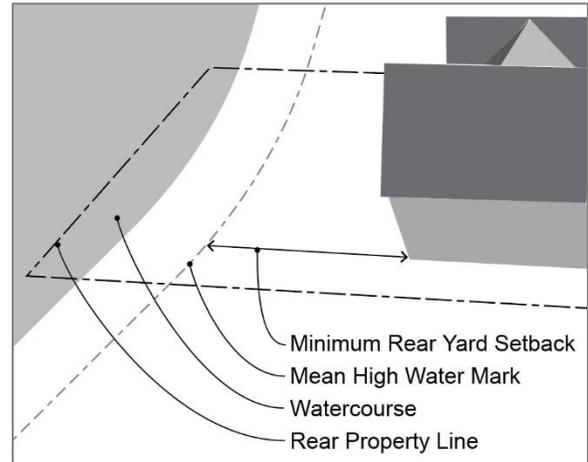


Figure 6.3: Rear Yard Setback for Waterfront Properties

Table 6.2 Use Table for River Gateway Districts

The following table establishes use requirements for Residential Districts.

Special Permit = SP Site Plan Approval = S Zoning Permit = Z Not Permitted -

USE	DISTRICT				
	RG-1	RG-2	RG-3	RG-4	RG-5
Education and Institutional					
Adult/Child Day Care Facility ⁴	Z/SP	Z/SP	Z/SP	Z/SP	Z/SP
Cemetery	SP				
Community Center					SP
Library	S				S
Municipal Use	SP	SP	SP	SP	SP
Museum					S
Non-profit Club					S
Park or Playground	S	SP	SP	S	SP
Places of Worship					SP
Schools, Public & Private	SP				SP
Trade Schools					SP
Entertainment					
Theater					S
Food Service					
Liquor Permit Establishment ¹				SP	SP
Restaurant				SP	S
Retail Food Establishment				SP	S
Lodging					
Bed & Breakfast Inns ²			SP	SP	S
Hotel & Motel				SP	SP
Marine & Waterfront					
Commercial Fishing or Boating Facilities				SP	
Marine and Fishing Sales				SP	
Medical					
Medical Offices or Clinics					S
Office					
Business/Professional Office					S
Recreation					
Commercial Recreation					SP
Health/Fitness Clubs					S
Residential					
Single Family Residential	Z	Z	Z		TBD
Two-Family Residential	Z	Z	S		S
3-4 Family Residential		SP	S	TBD	S
5+ Unit Residential			S	TBD	S
Mixed Use Business/Residential				SP	SP
Assisted Living ¹⁰		SP	SP		
Community Residences (greater than 6)		SP	SP		
Housing for the Elderly ¹⁰		SP	SP		
Senior Residential Development ¹⁰		SP	SP		
Retail					
Package Stores					SP

TBD- Not the intent of the River Gateway Zone(s)

USE	DISTRICT				
	RG-1	RG-2	RG-3	RG-4	RG-5
Retail Stores 2,000 gsf to 20,000 gsf					SP
Retail Stores less than 2,000 gsf				SP	S
Services					
Animal Grooming					S
Dry Cleaning Establishment					SP
Financial Institution				SP	S
Laundries			S		S
Non-Profit/Social Services Agency					S
Personal Services			S		S
Veterinary Establishment					SP
Accessory Uses					
Accessory Apartments ¹²	S	S	S		
Comm./Rec. Vehicles or Boat Parking ³	Z	Z	Z	Z	Z
Drive-Thrus ¹¹					SP
Family Day Care ⁴	Z/SP	Z/SP	Z/SP	Z/SP	Z/SP
Home Occupations ⁵	Z/SP	Z/SP	Z/SP	Z/SP	Z/SP
Home Professional Offices ⁵		S	SP	SP	S
Outdoor Dining				S	S
Outdoor Display of Merchandise ⁶				Z	Z
Parking Structure w/10 or more spaces			SP	SP	SP
Room Rental ⁷	S	S	S	S	S
Solar Energy System ⁸	Z	Z	Z	Z	Z
Swimming Pools ⁹	Z	Z	Z	Z	Z
Tool, Garden, and other Out-Buildings	Z	Z	Z	Z	Z

Section 6.2.1 Notes to Table 6.2

1. Only Class 1 and Class 3 liquor permits (as defined in Section 8.10.2) may be permitted.
2. Bed and Breakfast Inns, Boarding Houses and Rooming Houses must comply with the Section 4.30.1.
3. All Boats and Recreational Vehicles must be stored inside garages or to the rear of the existing front building line and must comply with Section 3.30.9. Commercial Vehicles in residential districts are allowed only in accordance with Section 3.30.13.
4. ~~Special Permit required for Family Day Care Facilities proposed in buildings containing more than one dwelling unit. Family Day Care Facilities for 6 or fewer people must be treated as a single family residential home per CGS 8.2.~~ **Adult/Child Day Care Facility and Family Day Care Facilities for 6 or fewer people must be treated as a single-family residential home per CGS 8.2 and CGS 8-3e. Special Permit application is required for the care of more than 6 people within the River Gateway Districts.**
5. Home Occupations and Home Professional Offices must comply with Section 4.50.5. The Zoning Enforcement Officer or designee may require a Special Permit if deemed necessary. A Special Permit is also required for any Home Office/Occupation looking to employ non-residents. No more than 2 non-residents may be employed, and adequate on-site parking must be provided for employees and customers.
6. Outdoor Display of Merchandise, including sidewalk sales, is permitted on a seasonal basis only as an accessory use to retail stores.
7. Room Rental is allowed only as an accessory use to a principal dwelling used by the owner as his or her residence and must comply with Section 4.30.5
8. Solar Energy Systems must comply with Section 8.80
9. Swimming Pools must comply with Section 4.50.7
10. Shall comply with Section 4.40 with exception of lot and bulk requirements which shall be compliant with standards in Table 6.1.
11. Drive-thrus are only permitted as an accessory use to restaurants and financial institutions and are only

permitted on parcels that front Enfield Street.

12. Section 4.50.10 Temporary Conversion to Allow Accessory Apartments. Not over garages-must be attached.

Section 6.3 River Gateway 5 Requirements

1. Mixed use development is encouraged in this district. The first floor of all building space that fronts Main Street, North Main Street, or Pearl Street within the River Gateway 5 District shall be occupied by retail, restaurant, service, recreation, office, or municipal uses. Residential uses are encouraged on above floors. The intention of this restriction is to provide an active pedestrian environment which provides access to goods and services.
2. ~~A Special Permit is required for any demolition or substantial demolition of the exterior of any structure in existence as of the date of the adoption of these Regulations provision. The Commission shall make the following findings prior to the granting of such an approval:~~
 - i) ~~The purposes of the River Gateway 5 District are furthered by said demolition;~~
 - ii) ~~The demolition is proposed in conjunction with a formal application and Site Plan for new construction at the same location, consistent with the purposes of the River Gateway 5 District.~~

The preservation of the exterior of any structure in existence as of the date of the adoption of these regulations is encourage. See Appendix B- Preserving a Community Historic Rehabilitation Standard Guidelines for The Village of Thompsonville.
(No jurisdiction for demolition per CGS 8-2)

Section 6.4 Parking Requirements

Parking within River Gateway Districts shall comply with Section 10.10.2 except as specified below:

1. Residential buildings with two (2) to four (4) units shall provide two (2) parking spaces per unit.
2. Mixed-use residential buildings, or residential buildings with five (5) or more dwelling units shall provide one (1) parking space per dwelling unit plus 0.5 parking spaces per bedroom within that unit. Rooms such as dens, studies, or offices that are isolated from living areas by a door are to be counted as a bedroom. For example, the parking requirements for the following unit types are as follows:
 - i) Studio: 1 parking space
 - ii) 1 Bedroom: 1.5 parking spaces (3 spaces per 2 units)
 - iii) 2 Bedroom: 2 parking spaces
3. Retail Sales: 4 spaces per 1,000 sf gross leasable area
4. Personal Service Business: 4 spaces per 1,000 gross square feet
5. Offices: 3 spaces per 1,000 gross square feet
6. Legally permissible on-street parking, parking within municipal parking lots, or parking secured at a privately-owned parking facility via a parking agreement (providing these resources are within 500 feet of the site in question) may be used to satisfy up to 50% of the parking requirement. The applicant shall provide a report demonstrating the availability of parking at off-site facilities.

Section 6.5 Parking Area Design Standards

Parking areas within River Gateway Districts shall comply with Section 10.10.6 and 10.10.7 except as specified below:

1. The maximum frontage of any surface parking lot on Main Street, North Main Street or Pearl Street within the River Gateway 5 District shall be limited to 60 feet per parcel.
2. No parking space shall be provided within the front setback

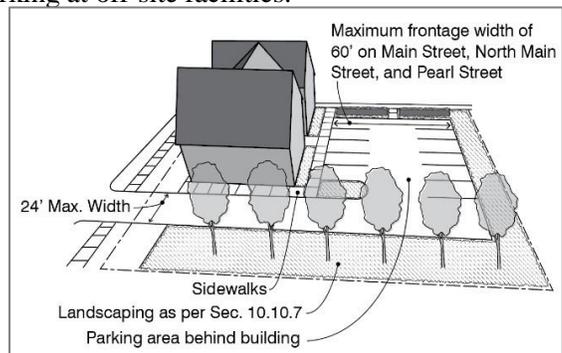


Figure 6.5: Parking Area

Section 6.6 Site Access and Circulation

1. Sidewalks and pathways should connect all parking areas to the larger sidewalk network; sites should be laid out to maximize pedestrian connectivity between uses and sites.
2. Potential conflict points between pedestrians or bicyclists and motor vehicles should be minimized.
3. Sites should be served by no more than two driveways.
4. Driveway or private accessway widths should be no more than 24 feet.
5. The site lines of all driveways and parking lots shall be sufficient to allow a stopped vehicle to see and be seen from approaching traffic from either direction.

Section 6.7 Architectural Design Standards

The following design standards, consistent with ~~the~~ **Appendix B- Preserving a Community** *Historic Rehabilitation Guidelines for the Village of Thompsonville* are applicable to projects within the River Gateway Districts:

Section 6.7.1 New Construction:

1. New residential construction should reflect the patterns and rhythms of the historic streetscape. Contemporary designs or simplified versions of historic domestic styles are appropriate when they meet the following criteria:
 - i) Conform to the prevailing scale, form, and massing of the streetscape.
 - ii) Include architectural elements common to the streetscape, such as roof and window types, and employ similar materials.
2. New commercial construction should conform to the prevailing height and scale of the existing historic streetscape and meet the following criteria:
 - i) Maintain existing cornice (roof and storefront) lines.
 - ii) Employ appropriate materials that are compatible with adjacent buildings.
 - iii) Facade design shall incorporate modernized versions of historic architectural elements from adjoining historic buildings, including but not limited to cornice design, storefront configuration, and window and door types.
3. New infill construction on vacant lots will conform to the typical scale, proportion, massing, and materials of the historic streetscape and reflect the functional character (residential or commercial) of the historic neighborhood.



Figure 6.6: Scale of Residential Infill Development

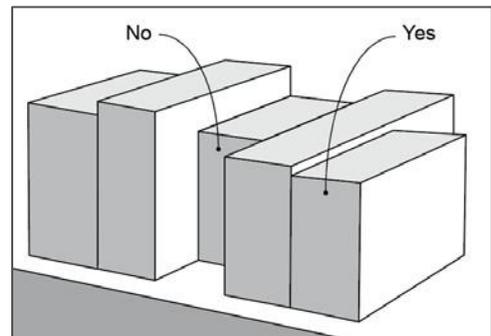


Figure 6.7: Orientation of Commercial Infill Development

4. Architectural details characteristic of the particular style and period proposed should be incorporated into the design for any new construction and should relate harmoniously to adjacent buildings. It is not intended that the architectural details of old buildings be duplicated precisely, but they should be regarded as suggestive of the extent, nature and scale of details that would be appropriate on new buildings or alterations. Desirable architectural features, where appropriate for a particular style, include gabled roofs, multi-pane windows, chimneys, porches, shutters, gothic arches, white columns and entablature, and fanlights. Examples of designed architectural style include Colonial, Georgian, Federal, Greek Revival, Romantic Revival and Victorian styles. Stonewalls, picket-type fences, wrought iron fences, and decorative wrought iron street-furniture are encouraged.

Section 6.7.2 Remodeling and/or Rehabilitation

1. The historic architectural character shall be preserved by retaining, repairing, and/or refinishing all distinctive features, materials, and finishes, including, but not limited to siding, architectural details, porches, windows, and doors.
2. New architectural elements shall match the original design and materials, or if missing, be based upon appropriate examples from a similar style or period or be documented by historic photographs.
3. Historic window sash and window surrounds ~~and~~ should be retained and repaired. Replacement windows should match the design, material, and size of the original features. Modern windows styles (picture, awning or casements) should only be used in rear elevations.
4. The use of vinyl siding is discouraged. If used, only installation methods that protect and preserve existing historic features and architectural details will be permitted. Special architectural features and details including but not limited to brackets, roof cornices and returns, window and door surrounds, and all corner, sill, and frieze boards shall be preserved. Historic entranceways, including, but not limited to door hoods, columns, posts, pilasters, sidelights, transoms, and entablatures must also be preserved.
 - i) Block out window trim boards to maintain the original profile depth (projection out from the original siding).
 - ii) Match the exposure (width) of original siding as closely as possible and maintain the horizontal direction.
 - iii) Do not install new siding over wall surfaces with shaped shingles or any other special sheathing, such as vertical board-and-batten.
 - iv) Window and door casings shall not be covered.
 - v) Never cover roof cornices, soffits, and frieze boards with vinyl or aluminum.
5. Every effort should be made to retain and preserve historic porches. Retain all historic porches and associated architectural features, including, but not limited to columns, posts, spindle courses, scrollwork, brackets, and balustrades

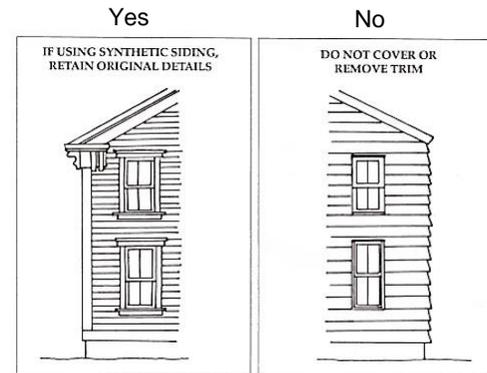


Figure 6.8: Preservation of Historic Features

Section 6.7.3 Additions

1. Compatible new additions and exterior alterations to historic buildings may reflect but not duplicate the design of the original structure or convey a false historic appearance. Appropriate additions should clearly read as new construction and conform to the following design criteria:
 - i) Be restricted to less visible rear or side elevations.
 - ii) Scaled in proportion to existing height and massing, but not exceed 30 percent of the existing building footprint.
 - iii) Employ similar materials and/or modernized versions of existing historic architectural elements.
2. New additions and exterior alterations will be compatible with the scale and proportions of the existing building and generally confined to less visible rear elevations.
3. An addition to a historic building should be a secondary form that preserves the form of the historic building. A proposed addition should be no larger than two-thirds the street frontage of an existing building.

Section 6.8 Building Massing

1. For sites with multiple buildings proposed, building footprints should be varied in size and shape so as to avoid monotony of structures.
2. The primary structure shall be oriented to the street.
3. Building structures with a footprint of 5,000 square feet or more shall be articulated by smaller sections and structures. This may be accomplished via the use of horizontal offsets, bump outs, cross-gable features, and other architectural features and elements.
4. Blank wall surfaces (surfaces lacking doors, windows, or other architectural features) greater than 40 feet in length shall not be visible from streets or other public areas.

Discussion

- Residential vs Commercial
- 1 Principal Structure vs 2+ Principal Structures
- Allow in RG-3, RG-4, RG-5

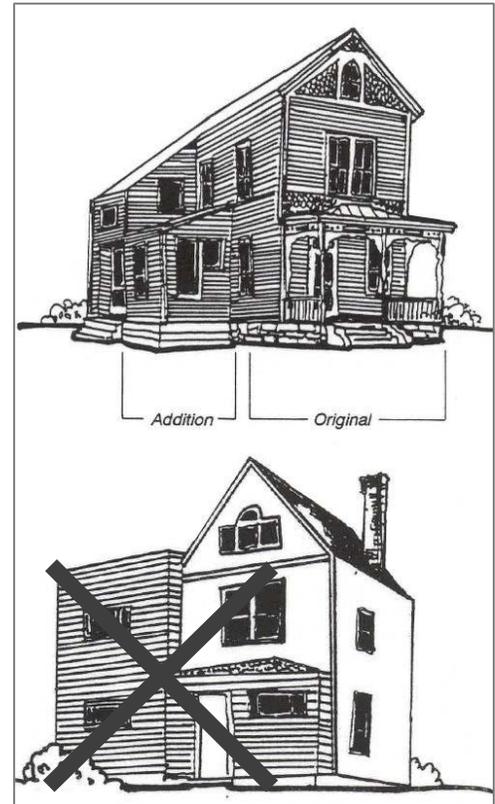


Figure 6.9: Additions

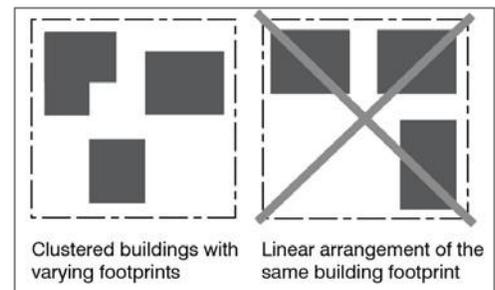


Figure 6.10: Orientation of Buildings

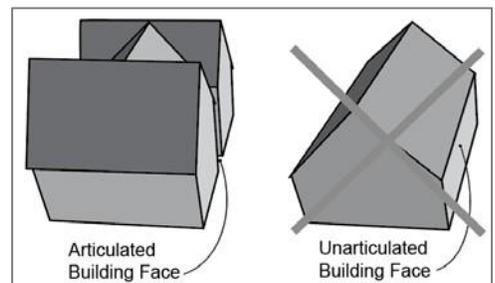


Figure 6.11: Building Massing

Section 6.9 Public Amenity Requirements

(for new construction of buildings 10,000 square feet of more)

Projects exceeding 10,000 square feet of gross floor area shall be required to provide publicly accessible amenities as follows:

1. The area of publicly accessible amenities shall be equal to or greater than two (2) percent of the gross floor area.
2. Public ~~open spaces~~ **amenity** should be located in areas with pedestrian traffic or if such spaces are provided in the interior of a lot, pedestrian connections to the sidewalk network must be provided.
3. Public amenities may be in the form of well-maintained lawn, brick-lain plazas or other aesthetic hardscape materials (excluding asphalt), including complementary landscaping and planting beds, or a combination thereof.
4. Where possible, open spaces, paths, parks or plazas should be designed so that adjacent buildings have windows, terraces or other features that provide a visual connection between the building tenants and the public amenity.
5. Public amenities should provide items such as lighting, fountains, sculptures, public art, seating areas, and landscaping.
6. ~~Where public amenities cannot be provided on a building lot due to the requirements of the design, building program, or parcel characteristics, off site public amenities of equivalent or greater area may be provided to fulfill the amenity requirement within the River Gateway or on municipal property in the River Gateway. **Remove**~~



Figure 6.12: Example of Public Amenities



Figure 6.13: This example would NOT qualify as a Public Amenities

Section 6.10 Landscaping Standards

Landscaping shall comply with Section 10.20.A except as specified below:

1. Any portion of a developed lot that is not used for the location of buildings, structures, accessory uses, outside storage areas, off-street parking and loading areas, sidewalks or other paved areas, should be landscaped. Landscaping should be sustainable and include a variety of plants including lawns, groundcovers, shrubs and trees to create interest, color, fragrance and texture. Landscaping should integrate the proposed development to the site, with consideration for natural topography and existing vegetation.
2. Landscaping should be provided around buildings to establish continuity within the site, complement structures, and screen unsightly building features.
3. Use of native species for landscaping is encouraged; the use of resource-efficient,

landscapes and gardens of slow-growing, drought-resistant plant species indigenous to the region is encouraged.

4. Vegetated areas should be designed to integrate Low Impact Development stormwater techniques.
5. No plant should be located to create – nor grown to create – a visual hazard for vehicular or pedestrian traffic either within or at the intersection of the site’s access with a street.
6. A minimum of one (1) deciduous canopy tree shall be provided per fifty (50) feet of frontage. Required trees shall be provided within the front yard setback, or may be located between the edge of roadway and front property line if approved by the Town.
7. A minimum of one (1) tree shall be provided per 1,000 sf of gross floor area. Trees required in parking areas per Section 10.10.7 may contribute to this requirement.
8. Where site constraints within the River Gateway 5 District are prohibitive of meeting the tree planting requirement, the required number of trees shall be provided to the Town in the form of minimum 2.5-inch caliper deciduous canopy trees for planting within the public realm in the River Gateway area.

Section 6.11 Outdoor Lighting Standards (See Appendix B- Preserving a Community Historic Rehabilitation Standard Guidelines for The Village of Thompsonville.)

1. Lighting should be at a pedestrian scale and designed to provide both safety of travel and ambience complimentary to the overall site design.
2. Pole mounted fixtures should be 10 to 14 feet in height and supplied by an underground wire. Low wattage lighting with close spacing is preferred over high wattage lighting spaced further apart.
3. Significant contrasts in illumination should be avoided with adjacent dissimilar land uses (i.e. brightly lit retail area adjacent to dimly lit residential area).
4. Building lights should not blink, flash or change in intensity.
5. Lighting fixtures shall have shielding devices or sharp cut-off refractors to eliminate up-lighting.
6. Soft, low wattage spotlighting of signs and signature architectural or site features is acceptable.

Section 6.12 Fences

1. Fences within the River Gateway District shall not exceed six (6) feet in height.
2. Fences located within the front yard setback shall not exceed four (4) feet in height.
3. Modern stockade, rail, and other ornamental fencing shall be utilized within the front yard setback. Industrial chain link or similar fencing shall be reserved for use in side or rear yards where they will be less visible from the street.
4. Fences should be designed to avoid barriers to pedestrian connections.
5. Fences should be used to visually reinforce a space, add a decorative element, or provide a screen as required elsewhere in the zoning regulations.
6. Fences may be covered with vegetation.

Section 6.13 Garbage/Recycling Receptacles

1. All garbage and recycling receptacles must be moved to the side or rear yard, or indoors within 24 hours of pickup. No garbage or recycling receptacles may be stored in the front yard setbacks.

Section 6.14 Non-Conforming Structures and Uses

1. All structures and uses in existence at the time of adoption of these regulations shall be grandfathered-allowed to continue per CGS 8-2, CGS 8-13a, and PA 17-39.

Section 6.15 Subdivision

1. Enfield Subdivision Regulation Section 3: General Requirements for Subdivision of Land is applicable.